

COMMERCIAL

GROVE

INDUSTRIAL PARK VIPINGO

A LANDMARK IN SUSTAINABLE INDUSTRIAL GROWTH



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INDUSTRIAL PARK VIPINGO

Purple Dot International Ltd presents **Grove Industrial Park Vipingo**, a modern industrial development set on **125 acres** of prime land along Kenya's North Coast. Strategically positioned for **light industries, logistics, cold storage, and manufacturing**, the park provides a perfect balance between accessibility, infrastructure, and investment opportunity.

Its location within Vipingo places it close to key transport and economic nodes, making it the next frontier for industrial growth at the coast.

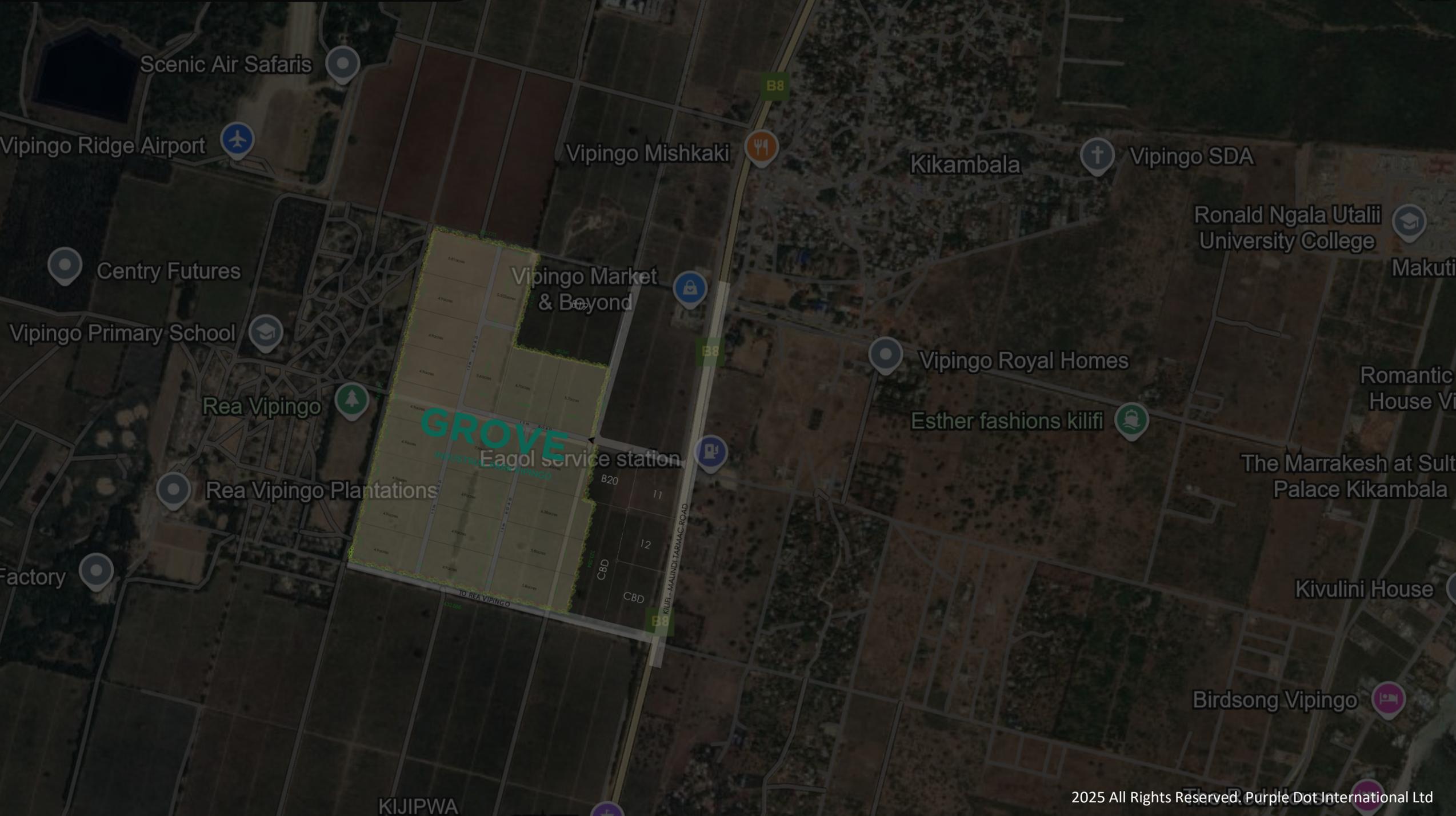
Location

Grove Industrial Park is ideally located in Vipingo, Kilifi County, off the Mombasa-Malindi Highway. This strategic location ensures seamless connectivity to major transport links and markets.

Proximity to Key Destinations:

- **500 Metres** from Mombasa - Malindi Highway
- **5 minutes** from Vipingo Ridge and Vipingo Airstrip
- **40 minutes** to Mombasa CBD
- **45 minutes** to Mombasa Port
- **50 minutes** to the Standard Gauge Railway (SGR) Terminus





Scenic Air Safaris

Vipingo Ridge Airport

Vipingo Mishkaki

Kikambala

Vipingo SDA

Ronald Ngala Utalii University College

Centry Futures

Vipingo Market & Beyond

Makuti

Vipingo Primary School

Rea Vipingo

Vipingo Royal Homes

Romantic House V

Rea Vipingo Plantations

Eagol service station

Esther fashions kilifi

The Marrakesh at Sult Palace Kikambala

Factory

B20
11
12
CBD
CBD

Kivulini House

Birdsong Vipingo

KIJIPWA



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GROWING INVESTMENT ZONE

Vipingo lies within Centum's master-planned development corridor, spanning over 10,000 acres. The area's rapid growth in residential, tourism, and commercial projects is driving industrial demand and long-term capital appreciation for early investors.

ACCESSIBILITY

Located just off the Mombasa-Malindi Highway, Grove Industrial Park connects seamlessly to Mombasa Port, Vipingo Airstrip, and the SGR. This connectivity ensures quick movement of goods, reduced transit costs, and direct access to both local and export markets.

COASTAL INDUSTRIAL FRONTIER

Vipingo is emerging as Kenya's next coastal logistics and manufacturing hub, strategically positioned between Mombasa and Kilifi. Its proximity to the port, airport, and highway network supports efficient import, export, and distribution operations along the North Coast.

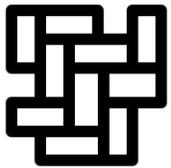
BUSINESS-FRIENDLY ENVIRONMENT

Vipingo benefits from reliable water via the vipingo desalination plant and power through **planned power substation**. Kilifi County's supportive business environment and improved infrastructure make it ideal for sustainable, long-term industrial operations.

WHY VIPINGO

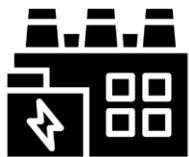
AMENITIES

At Grove Industrial Park, every element is designed for operational efficiency and long-term value. Our array of amenities ensures that your operations run smoothly and efficiently.



Concrete Roads

Well-constructed and well-maintained concrete roads, facilitating the smooth movement of vehicles, including heavy trucks.



66KV Power Substation

A dedicated 66KV (12.5MVA) power substation serves the park, ensuring a reliable and uninterrupted power supply for your operations.



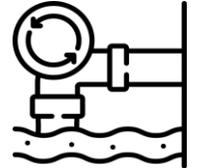
Water Supply

Water Supply from the Desalination Plant, guaranteeing a consistent and ample water source for your industrial needs.



High-Level Security

Robust security system with a single access entry point, ensuring controlled access and safety for all occupants.



Sewage System

Comprehensive sewage treatment provision

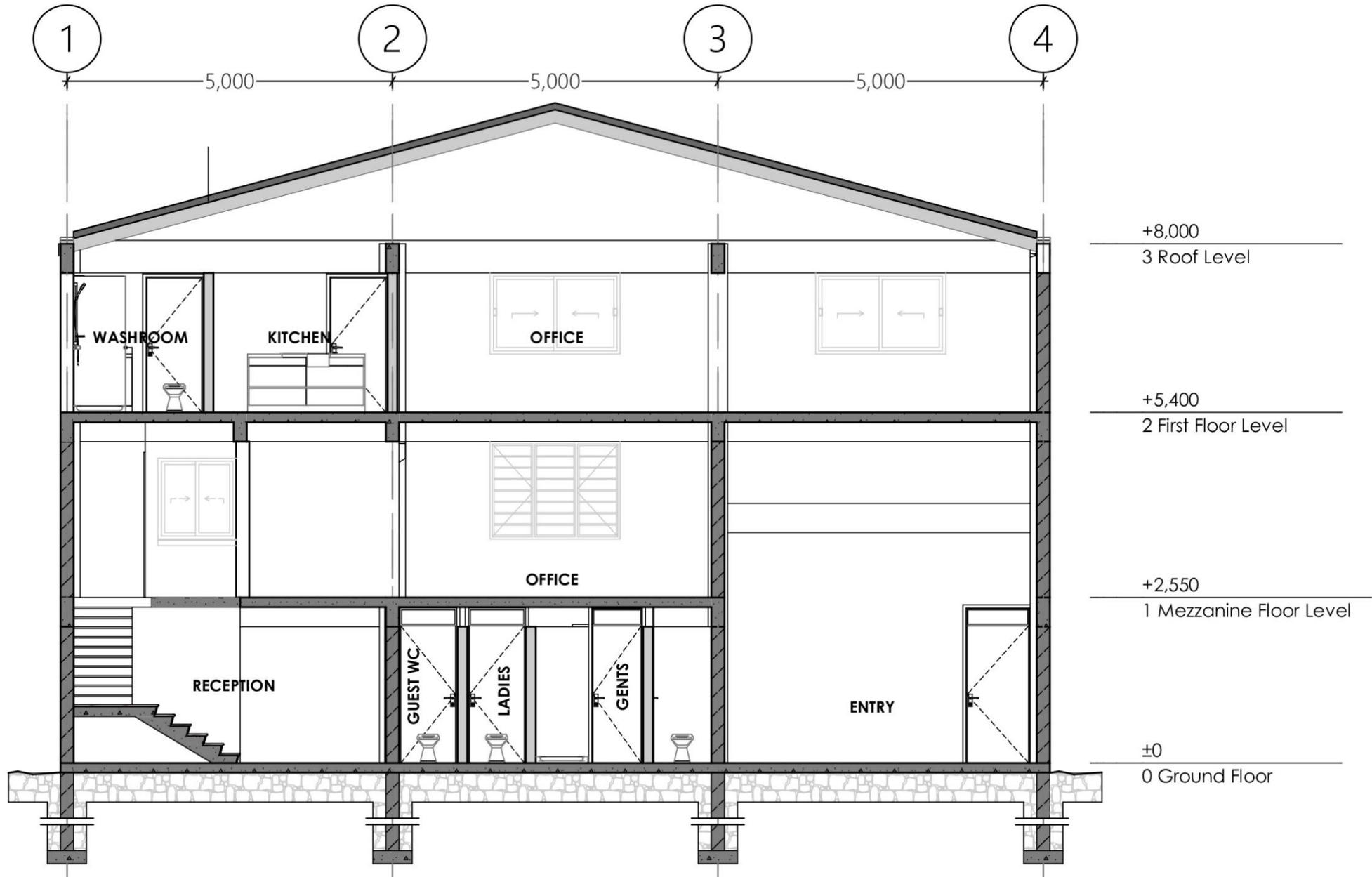


STANDARD WAREHOUSES

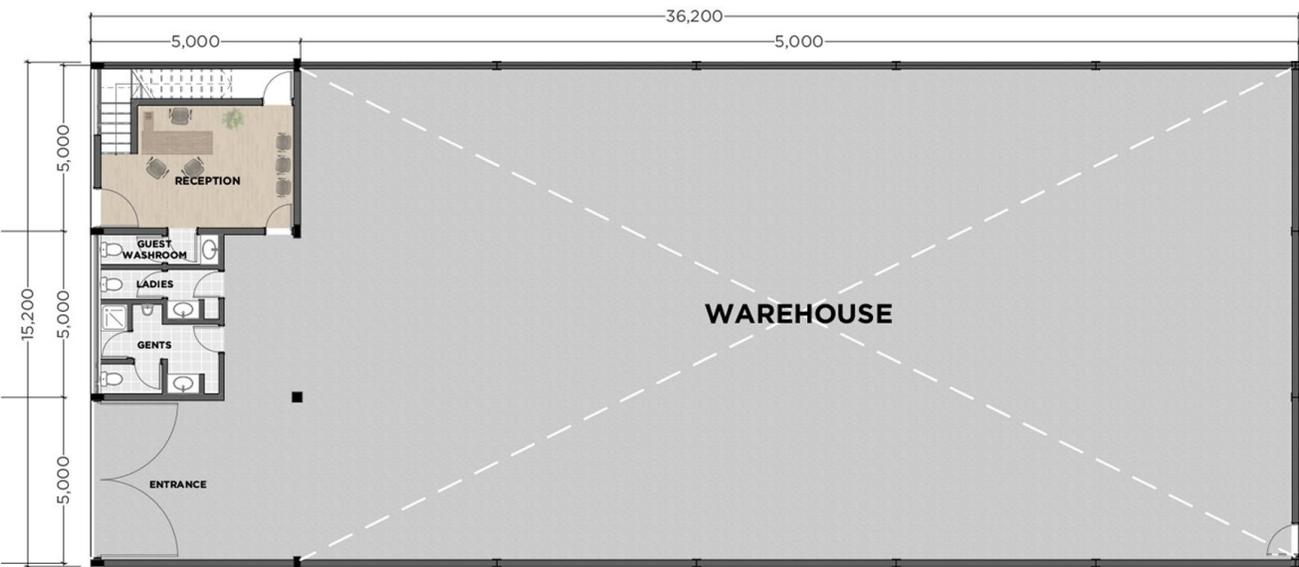
Grove Business Park 1 - 2

- Each phase boasts standard warehouses with a generous plinth area of **7,424 square feet**.
- **Three-Level Offices:** Designed for your convenience, each unit includes three levels of office space, ensuring you have the administrative facilities you require on-site.
- **Ample space:** 24.6-meter roads to facilitate the smooth movement of trucks and other vehicles. This layout is optimized for logistics and distribution.
- **Warehouse Dimensions:** The central warehouse boasts impressive dimensions, with a height of 12 meters and wall height of 8 meters. The warehouse is 15 meters wide and 35.8 meters long, offering ample space for your industrial needs. Additionally, there are 5-meter entry doors for efficient loading and unloading.
- **Ample Parking:** Harvest Industrial Park provides ample parking space for trucks and personal vehicles, ensuring convenience and accessibility.

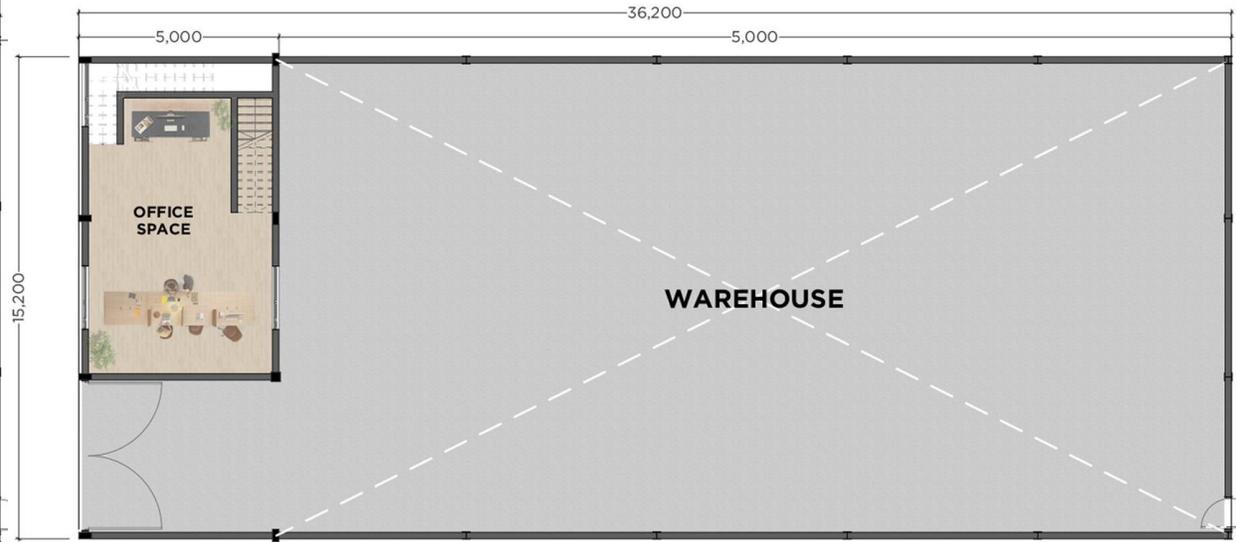




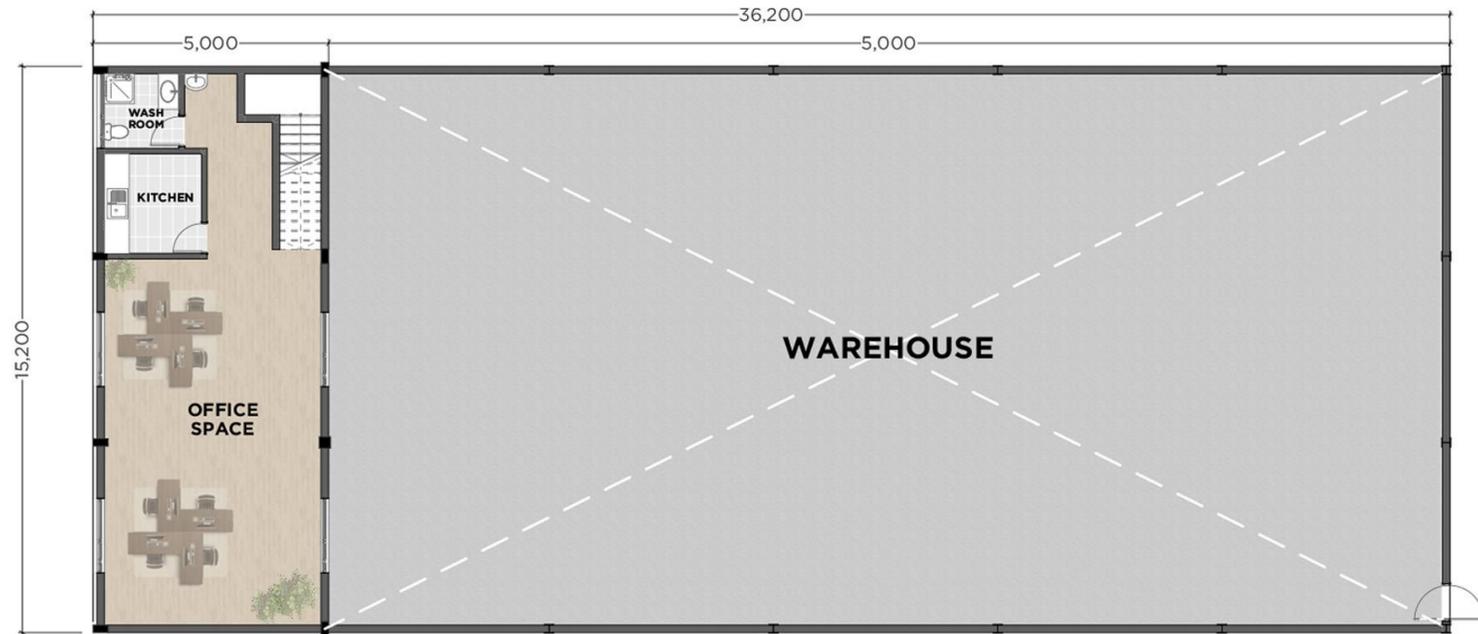
Elevation Plan: Grove Industrial Park Warehouse Units



Ground Floor: 540 SQM



Mezzanine: 60 SQM



First Floor: 90 SQM

Other Costs (Indicative)

Purchase Price

18.8M plus VAT

Stamp duty	4% of purchase price or government valuation, whichever is higher (on completion)
Legal Fees	1% of final sale price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf) on signing the sale agreement
Other costs (Management Company formation etc)	Formation of a management company, purchase of share in the management company, apportioned costs, registration, management reserve fund.
Monthly Service charge	Kshs 15,000/=
Service Charge Deposit	Kshs 100,000/=

NB:
Request for a complete and exact breakdown of other costs when discussing final warehouse purchase price.

Leasing Cost Overview - 2025

Standard Warehouse -

Size; 7,424 sqft
Leasing Cost; Kes 23 per sqft

Service Charge -

Kes 15,000 per warehouse

NOTES

Leasing Costs are per month
All costs are exclusive of Value Added Tax and
Service charge
There is an annual 5% increment in leasing cost
Electricity and water are billed separately



BUILD-TO-SUIT OPTION

At Grove Industrial Park, we understand that every business has unique requirements. That's why we offer a Build-to-Suit option **from 5 acres** that allows you to customize your facility to align perfectly with your operational needs.

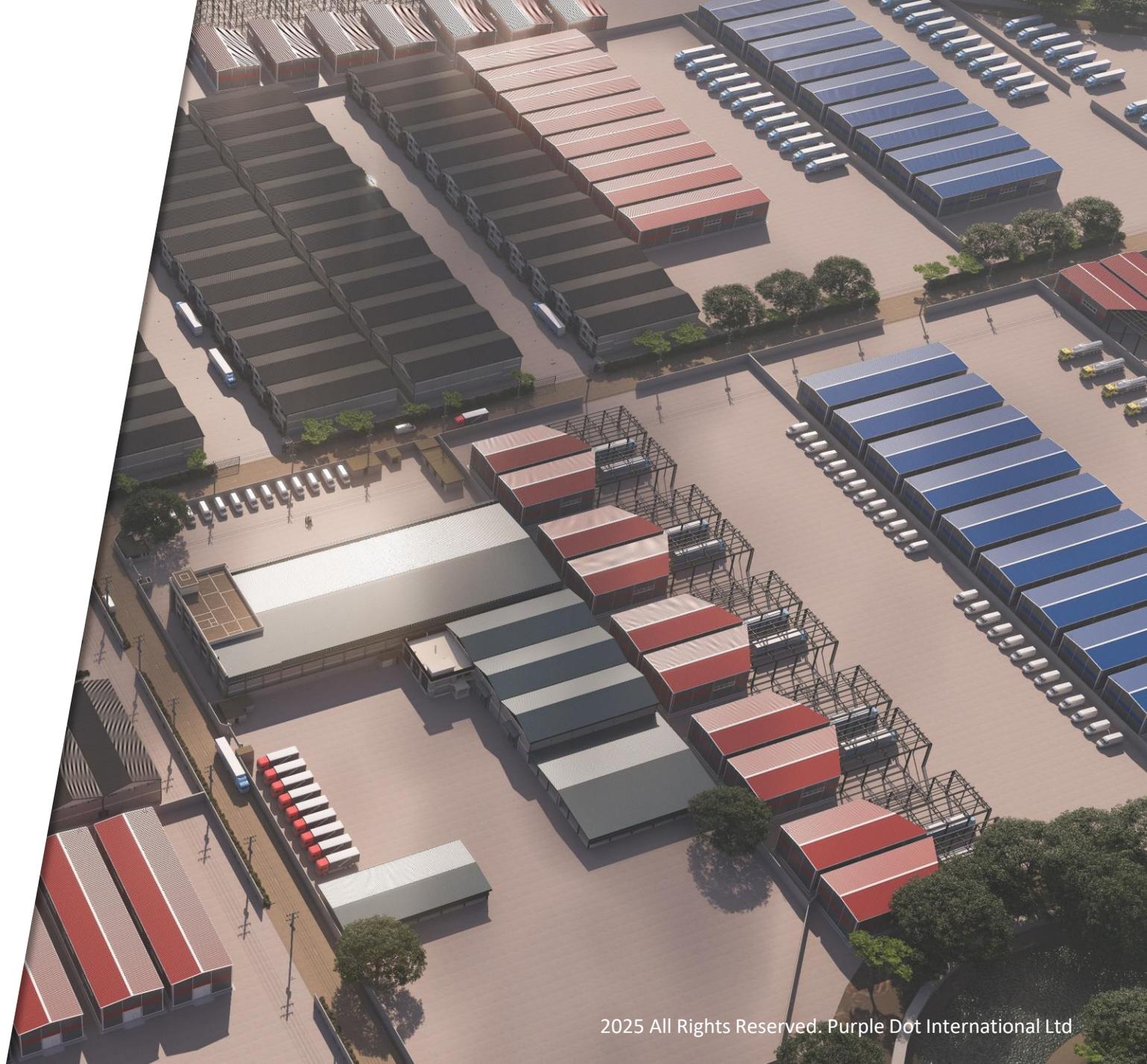
ADVANTAGES OF THE BUILD-TO-SUIT OPTION:

Choice of Tranches: Select from available tranches of 5 acres, providing you with the flexibility to choose the size of land that best suits your business.

Customization: Collaborate with our experienced team to design and build a facility that matches your exact specifications. This includes the layout, size, and features that matter most to your operations.

Efficiency: By tailoring your facility, you can optimize your workflow, enhance productivity, and create a workspace that fosters growth and innovation.

Future-Proofing: Build a facility that can adapt to your evolving needs, ensuring that your investment remains valuable in the long term.



Other Costs (Indicative)

Purchase Price per acre

10M

Legal Fees	1% of final sale price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf) on signing the sale agreement
Other costs (Management Company formation etc)	Formation of a management company, purchase of share in the management company, apportioned costs, registration, management reserve fund.
Monthly Service charge	Kshs 35,000/=
Service Charge Deposit	Kshs 150,000/=

NB:
Request for a complete and exact breakdown of other costs when discussing final Land purchase price.
Minimum purchase is 5 Acres



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